

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

April 7, 2017

Gledhill Estates, LLC
41 Crossroads Plaza, Suite 164
West Hartford, CT 06117

RECEIVED

APR 10 2017

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 18
FILE NO. 780

SUBJECT: 652 & 660 Mountain Road- SUP #1299

Dear Gledhill Estates, LLC:

At its regular meeting of April 3, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

652 & 660 Mountain Road- Application (SUP #1299) of Gledhill Nursery, Inc, Record Owner, (Gledhill Estates, LLC, applicant) requesting Special Use Permit approval for an open-space development. The application proposes the redevelopment of the existing nursery including the demolition of the nursery building and the construction of fifteen new residential dwelling units and associated site improvements. The existing single-family residential dwelling is to remain for a total of sixteen residential units. (Submitted for TPZ receipt on February 6, 2017. Special Meeting scheduled for March 22, 2017. Request to postpone the hearing was approved on March 22, 2017 and the public hearing was rescheduled to April 3, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Prestage; Second Maresca) to **APPROVE** this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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2. The form and content of the final "DECLARATION OF OPEN SPACE PRESERVATION AND RESTRICTIONS GLEDHILL ESTATES" shall be consistent with the requirements of Section 177-13 B(5-7) and shall be provided to the Corporation Counsel for review and approval.
3. The results of any additional soil testing, as may require by the terms of the final conveyance of property, shall be provided to the Town Planner.
4. Prior to the start of any site disturbance, a traffic management plan shall be provided to the Town Engineer for review and approval. At a minimum, the plan shall include appropriate traffic control and construction signage along the Mountain Road site frontage.
5. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by April 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **Friday, April 21, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk

Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Subject File

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